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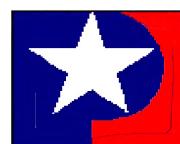
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Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,686,800 / 1,686,800  
USE VALUE: 1,686,800 / 1,686,800  
ASSESSED: 1,686,800 / 1,686,800
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26-28		JASON ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	ANGELAKIS NICKOLITSA & JOSEPH
Owner 2:	
Owner 3:	

Street 1:	26 JASON STREET
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER
Owner 1: ANGELAKIS CONSTANTINOS/TRUSTEE -
Owner 2: ANGELAKIS NICKOLITSA/TRUSTEE -
Street 1: 26 JASON STREET
Twn/Cty: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .399 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1910, having primarily Asbestos Exterior and 5954 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:		Exempt		
Flood Haz:				

D		Topo	3	Below Stree
s		Street		
t		Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

105	Three Fam.	17372	Sq. Ft.	Site	0	90.	0.54	10													
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**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					79792	
105	17372.000	821,300	18,500	847,000	1,686,800					GIS Ref	
Total Card	0.399	821,300	18,500	847,000	1,686,800					GIS Ref	
Total Parcel	0.399	821,300	18,500	847,000	1,686,800					Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	283.31	/Parcel:	283.31				11/24/17	

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT									Parcel ID	124.0-0002-0001.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	821,300	18500	17,372.	847,000	1,686,800		Year end	12/23/2021
2021	105	FV	783,300	18500	17,372.	847,000	1,648,800		Year End Roll	12/10/2020
2020	105	FV	783,900	18500	17,372.	847,000	1,649,400	1,649,400	Year End Roll	12/18/2019
2019	105	FV	667,900	19300	17,372.	894,100	1,581,300	1,581,300	Year End Roll	1/3/2019
2018	105	FV	667,000	19300	17,372.	658,800	1,345,100	1,345,100	Year End Roll	12/20/2017
2017	105	FV	627,400	19300	17,372.	630,600	1,277,300	1,277,300	Year End Roll	1/3/2017
2016	105	FV	627,400	19300	17,372.	583,500	1,230,200	1,230,200	Year End	1/4/2016
2015	105	FV	528,400	19800	17,372.	489,400	1,037,600	1,037,600	Year End Roll	12/11/2014

**SALES INFORMATION**

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
ANGELAKIS CONST	57848-399		11/14/2011	Convenience		1	No	No				
ANGELAKIS CONST	43350-373		7/22/2004	Convenience		100	No	No				
	14120-369		11/1/1980			163,900	No	No	Y			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/9/2013	1202	Redo Kit	40,000	C					11/24/2017	MEAS&NOTICE	HS	Hanne S
1/15/2010	25	Redo Kit	10,000					& REDO BATH	2/26/2014	Info Fm Prmt	EMK	Ellen K
10/16/2009	1005	Redo Kit	5,000						5/24/2000	Inspected	263	PATRIOT
9/30/2008	1208	Det. Gar	90,000	O	G10	GR FY10	864 SFT GAR		12/1/1999	Mailer Sent		
									11/24/1999	Measured	243	PATRIOT
									2/10/1999	Meas/Inspect	336	PATRIOT
									8/15/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type:	12 - Multi-Conver			Full Bath:	2	Rating: Average		OF-SHOWER STALL AND SINK UAT BMT TOILET AND SHOWER STALL SFL BATH.												
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:														
(Liv) Units:	3	Total: 3		3/4 Bath:	1	Rating: Good														
Foundation:	3 - BrickorStone			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	5 - Asbestos			A HBth:		Rating:														
Sec Wall:		%		OthrFix:	2	Rating: Average														
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																
Roof Cover:	1 - Asphalt Shgl			Kits:	3	Rating: Very Good														
Color:	BEIGE			A Kits:	1	Rating: Average														
View / Desir:				Fpl:	2	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:														
Grade:	C+ - Average (+)			<b>CONDOS INFORMATION</b>																
Year Blt:	1910	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:	G15	Fact: .		Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>				
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26. %										Exterior:	No Unit	RMS	BRS	FL
Prim Int Wal	2 - Plaster			Functional:		%										Interior:	1	8	4	
Sec Int Wall:		%		Economic:		%										Additions:	1	5	2	
Partition:	T - Typical			Special:		%										Kitchen:	1	2	1	
Prim Floors:	4 - Carpet			Override:		%										Baths:				
Sec Floors:	3 - Hardwood	50 %		Total:	26.4 %									Plumbing:						
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>								Electric:								
Subfloor:				Basic \$ / SQ:	170.00									Heating:						
Bsmnt Gar:				Size Adj.: 0.86186439										General:						
Electric:	3 - Typical			Const Adj.: 0.94520247										<b>TOTALS</b>						
Insulation:	2 - Typical			Adj \$ / SQ: 138.488										3	15	7				
Int vs Ext:	S			Other Features: 206086																
Heat Fuel:	2 - Gas			Grade Factor: 1.10																
Heat Type:	1 - Forced H/Air			NBHD Inf: 1.00000000																
# Heat Sys:	2			NBHD Mod:																
% Heated:	100	% AC: 100		LUC Factor: 1.00																
Solar HW:	NO	Central Vac: NO		Adj Total: 1115833																
% Com Wal		% Sprinkled		Depreciation: 294580																
				Deprecated Total: 821253																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>																				
<b>PARCEL ID</b> 124-0-0002-0001.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00 T	31.2	105									
19	Patio	D	Y	1	16X42	A	AV	1960	2.81 T	40.8	105			1,100		1,100				
3	Garage	D	Y	1	864	G	FR	2009	22.37 T	10	105			17,400		17,400				
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00 T	2.4	105									
More: N	Total Yard Items:	18,500	Total Special Features:		Total:	18,500														
<b>SKETCH</b>																				
<p>The sketch shows a multi-story house with various rooms and their dimensions. Labels include: SFL (Second Floor), FFL (First Floor), BMT (Basement), DFP (Open Porch), HST (Half Story), STG (Storage), and EFP (Enclosed Porch). Room counts: SFL (4), FFL (11), BMT (24), DFP (128), HST (1856), STG (36), and EFP (130).</p>																				
<b>SUB AREA</b>																				
<b>SUB AREA DETAIL</b>																				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten										
SFL	Second Floor	2,032	138.490	281,408	BMT	100	RRM	50	C											
BMT	Basement	1,996	55.050	109,878																
FFL	First Floor	1,996	138.490	276,422																
HST	Half Story	928	138.490	128,517																
OPF	Open Porch	270	21.370	5,770																
EFP	Enclos Porch	130	45.530	5,919																
STG	Storage	36	10.920	393																
Net Sketched Area: 7,388				Total:	808,307															
Size Ad	4956	Gross Area	8316	FinArea	5954															
<b>IMAGE</b>																				
<b>AssessPro Patriot Properties, Inc</b>																				
<p>A photograph of a two-story house with a white exterior and a dark roof. The house has a prominent chimney and several windows. A single-car garage is attached to the side of the house. The property appears to be in a residential neighborhood with other houses visible in the background.</p>																				